



City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: February 8, 2005

TO: City Council and Planning Commission

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: GENERAL PLAN UPDATE PROJECT – The project is a comprehensive update to the City's General Plan document (text and maps) that will set policy and guide the City's development over the next twenty years. Areas directly affected by the update project include all properties located within the City's corporate limits, and properties within the City's Sphere of Influence in the County unincorporated areas generally east and south of the City limits to the Redlands City limits and Riverside County Line.

RECOMMENDATION

The recommendation is that the City Council continues the General Plan Update Project to the February 22, 2005 Agenda for review and discussion of the Land Use (2.0) (excluding the Hillside Designation) and Community Design (3.0) Elements.

BACKGROUND

On February 1, 2005, the City Council and Planning Commission met in the second of two joint public hearing and workshop sessions on the Draft Hillside Designation. The Loma Linda Conservation Society completed their presentation and Mission Development: Neighborhood Creators (formerly referred to as Deer Park, LLC) presented their concept development plan for the South Hills Area. The meeting was well attended and the City Council and Planning Commission received public testimony from city and local area residents and property owners.

ANALYSIS

The Planning Commission has not yet forwarded the Hillside Designation and their recommendations to the City Council. For this reason, the City Council and Planning Commission took no action on the item on February 1st. Staff and the consultant will prepare new text for the Hillside Designation keeping the public comments and testimony received on January 11, 2005 and February 1, 2005. The new text will then be scheduled for the Planning Commission's review. Pending their review, the Hillside Designation along with the Planning Commission's recommendations will be forwarded to the City Council for public hearing.

The Hillside Designation is critical to identifying potential impacts and formulating appropriate policies in several other General Plan Elements such as the Conservation And Open Space (9.0), Public Health And Safety (10.0), and Transportation And Circulation (6.0) and the CMP Traffic Impact Analysis (TIA). For this reason, staff feels that it would be prudent to defer the review and discussion of these elements pending the City Council's review of the Hillside Designation. Staff will confer with the General Plan consultant regarding the necessary revisions to the City Council Schedule for Public Hearings on the Draft General Plan. A revised schedule will be forwarded to the City Council on February 22, 2005. Staff recommends that the review of the Land Use (2.0) and Community Design (3.0) Elements (excluding the Hillside Designation) be scheduled for the February 22, 2005 meeting.

I:\General Plan Update\Staff Reports\CC 02-08-05sr.doc